



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

☐ MAP AMENDMENT

☒ REGULATED ACTIVITY

File # 1055 Application Fee \$170 Surcharge Fee \$60 Date Received 12-16-16

Street Address of Proposed Application: 132 MONTCLAIR DR

Zone: R6 Acreage/Lot Area 0.38 Parcel/Lot# F6/3.681/132

Applicant's Interest in Property: Property owners

Brief Description of Proposed Activity: House Addition, pool, and deck

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Fredy Rolón Jr.
Record Owner's Name

132 Montclair Dr.
Street

West Hartford, CT 06107
City State Zip

860-216-2681
Telephone #

Bronwyn Rolón
Applicant's Name

132 Montclair Dr.
Street

West Hartford CT 06107
City State Zip

203-832-2429 (cell)
Telephone #

Contact Person:

Linda Howley
Name

3 Kingswood Road
Street

West Hartford CT 06119
City State Zip

860-810-1089
Telephone #

howley@stoechauley.com
E-Mail

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B. Rolón
Applicant's Signature

[Signature]
Signature of Owner/Authorized Agent



PIETRAS ENVIRONMENTAL GROUP, LLC

ENVIRONMENTAL ASSESSMENT REPORT

November 25, 2016

PEG JOB#: 2016-184

Prepared for: Denno Land Surveying & Consulting, LLC
2 Tunxis Road, Suite 203
Tariffville, CT 06081

Project Location: 132 Montclair Drive, West Hartford, CT

Existing Conditions

The 0.4+/- acre property is developed with a single family residence and paved driveway. The remainder of the parcel is mostly in grassed lawn with scattered trees and shrubs. The parcel contains moderately to very gentle slopes which fall to the east. Trout Brook is located at the eastern property line. The brook has been historically channelized and is confined by very steep embankments. On the property the top of bank sits approximately four feet above the brook. The existing house lies approximately 145 to 160 feet away from the brook.

Stone rip-rap has been placed on the banks of Trout Brook for several properties which are situated in close vicinity to 132 Montclair Drive. The streambank at 132 Montclair Drive does not contain stone rip-rap. There is evidence of some bank erosion on the subject property. A few trees on the bank are in the process of falling into the brook on the property. An accumulation of logs and branches on the lower stream embankment at 132 Montclair Drive is functioning to reduce the rate of erosion.

There are no wetlands on the property. The non-wetland soils were identified as Ellington loam (20), Elmridge very fine sandy loam (28) and Udorthents, smoothed (308). The Ellington and Elmridge are moderately well drained, loamy soils. The Ellington developed over sandy and gravelly, sandy glacial outwash deposits. The Elmridge overlies dense, silty-clay lacustrine deposits (glacial lakebed). Udorthents are disturbed soils commonly referred to as made land.

Proposed house renovation project

Site plans have been prepared for a major renovation to the house which also includes the construction of new rooms to the rear of both the garage and house. An exercise room will be built to the rear of the garage that will extend 10 feet behind the garage. The existing kitchen and family room will be enlarged at the back edge of the house. In addition, new upper and lower decks and an in-ground pool will be constructed to the rear of the house. The exercise room along with the new decks and pool will be constructed in an area which presently is maintained as grassed lawn with scattered trees. Following the construction of the planned house renovation project the distance between the house/deck and the brook will be decreased by 10 to 38 feet. The distance from the new exercise room to the brook will be approximately 134 feet. Distances from the edge of the lower deck/pool to the brook will be approximately 112 to 123 feet.

Potential impacts to regulated wetlands/watercourse from proposed house renovation

The limit of the regulated wetland/watercourse resource at 132 Montclair Drive is the ordinary high water elevation for Trout Brook. This elevation would likely be located slightly below the top of bank. Following the proposed house renovation project the edge of brook will be located more than 100 feet from the nearest construction – lower deck and pool. Over 100 feet of grassed lawn with some trees and shrubs will lie between



Photo 1. View north along eastern edge of the property. A very steep, stream embankment borders to Trout Brook. The brook was historically channelized and presently has a deep and wide channel.



Photo 2. View north at the very steep streambank in the rear of the property. The streambank shows evidence of past erosion. Logs and branches along the embankment are providing some erosion control.



Photo 3. View west from near the edge of Trout Brook looking back to the houses at 136 and 132 Montclair Drive. Note the nearly level grassed lawn with trees at 132 Montclair Drive.

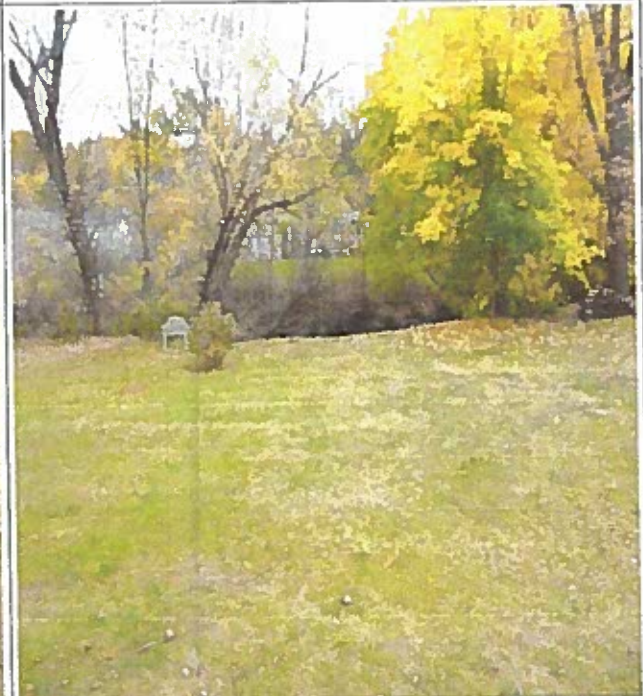


Photo 4. View east across back portion of the grassed lawn with Trout Brook located in the background. Note the tree leaning into the brook located behind the chair.

Property at 132 Montclair Drive, West Hartford, CT
Photos taken on November 3, 2016

132 MONTCLAIR DRIVE ABBUTTERS

DAVID & LISA J FICHANDLER
130 MONTCLAIR DRIVE
WEST HARTFORD, CT 06107

KATHLEEN LYNCH
136 MONTCLAIR DRIVE
WEST HARTFORD, CT 06107

JOHN V & SHERLY ABRAHAM
3 FOX MEADOW LANE
WEST HARTFORD, CT 06107

PERI G DRAKE
5 FOX MEADOW LANE
WEST HARTFORD, CT 06107



Connecticut Department of
**ENERGY &
ENVIRONMENTAL
PROTECTION**

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

GIS CODE #: _____
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Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3rd Floor, Hartford, CT 06106

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month). Year _____ Month _____
2. ACTION TAKEN (enter one code letter). _____
3. WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM
(type name) _____ (signature) _____

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name) WEST HARTFORD
Does this project cross municipal boundaries (check one)? Yes _____ No ☒
If Yes, list the other town(s) in which the action is occurring (type name(s)): _____
6. LOCATION (see directions for website information): USGS Quad Map Name: HARTFORD NORTH or Quad Number: 37
Subregional Drainage Basin Number: 4403
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name) FREDDY ROLON, JR.
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information) 132 MONTCLAIR DR.
Briefly describe the action/project/activity (check and type information): Temporary _____ Permanent ☒
Description: HOUSE ADDITION, POOL & DECK
9. ACTIVITY PURPOSE CODE (enter one code letter): A
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers) 1 2 12
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated)
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): 0.08 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated) 0 acres

DATE RECEIVED

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED YES NO